179.0	0007	0002.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	813,200 / 813,200
					USE VALUE:	813,200 / 813,200
					ASSESSED:	813,200 / 813,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
47		HOMER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROY LAURENT R & VALERIE J
Owner 2:	
Owner 3:	
Street 1:	47 HOMER RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .184 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1959, having primarily Wood Shingle Exterior and 2088 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8000.000	351,200		462,000	813,200
Total Card	0.184	351,200		462,000	813,200
Total Parcel	0.184	351,200		462,000	813,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 389.52 /Parcel: 389.52

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 122021

GIS Ref

GIS Ref

Insp Date 07/19/18

!14132!

PREVIOUS ASSESSMENT

Parcel ID 179.0-0007-0002.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	351,200	0	8,000.	462,000	813,200		Year end	12/23/2021
2021	101	FV	338,500	0	8,000.	462,000	800,500		Year End Roll	12/10/2020
2020	101	FV	338,500	0	8,000.	462,000	800,500	800,500	Year End Roll	12/18/2019
2019	101	FV	313,900	0	8,000.	462,000	775,900	775,900	Year End Roll	1/3/2019
2018	101	FV	312,000	0	8,000.	389,400	701,400	701,400	Year End Roll	12/20/2017
2017	101	FV	312,000	0	8,000.	356,400	668,400	668,400	Year End Roll	1/3/2017
2016	101	FV	312,000	0	8,000.	303,600	615,600	615,600	Year End	1/4/2016
2015	101	FV	261,400	0	8,000.	264,000	525,400	525,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	18:23:51

LAST REV

Date	Time
08/20/18	09:41:05
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14132

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CIANO LEO	22564-44		10/30/1992		202,000	No	No	Y	

USER DEFINED

Prior Id # 1:	122021
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/23/2009	1041	New Wind	9,660					
11/13/2006	982	Addition	50,000			G8	GR FY08	1STORY W/BMT REDO

ACTIVITY INFORMATION

Date	Result	By	Name
7/19/2018	MEAS&NOTICE	BS	Barbara S
10/14/2008	Meas/Inspect	163	PATRIOT
1/5/2000	Meas/Inspect	264	PATRIOT
12/1/1981		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8000		Sq. Ft.	Site		0	70.	0.83	7									462,000						462,000	

Total AC/HA:	0.18365	Total SF/SM:	8000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	462,000	Spl Credit		Total:	462,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	20	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	3	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.32307684
Const Adj.:	1.00589943
Adj $ / SQ:	133.088
Other Features:	105983
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	431447
Depreciation:	80249
Depreciated Total:	351198

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

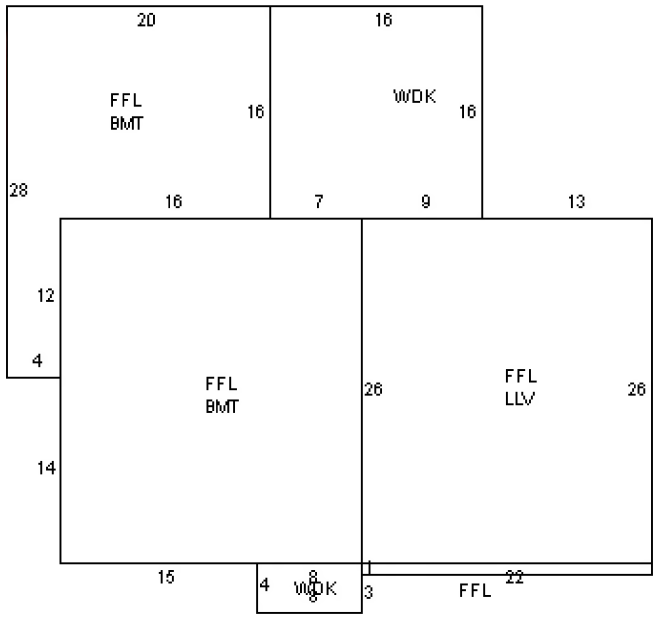
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	146.40
Special Features:	0	Val/Su Net:	103.72
Final Total:	351200	Val/Su SzAd	225.13

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,560	119.780	186,856
BMT	Basement	966	64.580	62,385
LLV	Lower Level	572	59.890	34,257
WDK	Deck	288	9.530	2,744

Net Sketched Area:	3,386			Total:	286,242
Size Ad	1560	Gross Area	3386	FinArea	2088

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	95	A	
FFL	100	UNF	25		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

179.0-0007-0002.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
---	---	---	---	---	---	---	---